029.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,800 / 938,800
					USE VALUE:	938,800 / 938,800
					ASSESSED:	938,800 / 938,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAZZA ELEANOR P &
Owner 2:	BATES KAREN J
Owner 3:	
Street 1:	35 HILLTOP DRIVE
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	MAZZA ELEANOR P & -
Owner 2:	FENN JOYCE A & BATES KAREN J -
Street 1:	35 HILLTOP DRIVE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2655 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	479,800	4,200	454,800	938,800
Total Card	0.114	479,800	4,200	454,800	938,800
Total Parcel	0.114	479,800	4,200	454,800	938,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.60 /Parcel: 353.60

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 20015

GIS Ref

GIS Ref

Insp Date 10/31/18

!2417!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	479,800	4200	4,950.	454,800	938,800		Year end	12/23/2021
2021	104	FV	457,500	4200	4,950.	454,800	916,500		Year End Roll	12/10/2020
2020	104	FV	457,600	4200	4,950.	454,800	916,600	916,600	Year End Roll	12/18/2019
2019	104	FV	353,100	5100	4,950.	483,200	841,400	841,400	Year End Roll	1/3/2019
2018	104	FV	353,100	5100	4,950.	352,500	710,700	710,700	Year End Roll	12/20/2017
2017	104	FV	330,600	5100	4,950.	307,000	642,700	642,700	Year End Roll	1/3/2017
2016	104	FV	330,600	5100	4,950.	261,500	597,200	597,200	Year End	1/4/2016
2015	104	FV	293,600	5100	4,950.	255,800	554,500	554,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:28:25

LAST REV

Date	Time
09/20/19	10:28:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2417

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAZZA ELEANOR P	68648-208		12/22/2016	Family	273,333	No	No		
MAZZA ELEANOR &	62941-564		11/18/2013	Family	99	No	No		
	9831-9		1/1/1977			No	No		James P Johnson dod 12/12/2003

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2003	121	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Meas/Inspect	189	PATRIOT
3/10/2004	External Ins	BR	B Rossignol
3/23/2000	Inspected	264	PATRIOT
2/18/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	2	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06371152
Const Adj.:	0.98980200
Adj $ / SQ:	189.515
Other Features:	101726
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695367
Depreciation:	215564
Depreciated Total:	479803

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

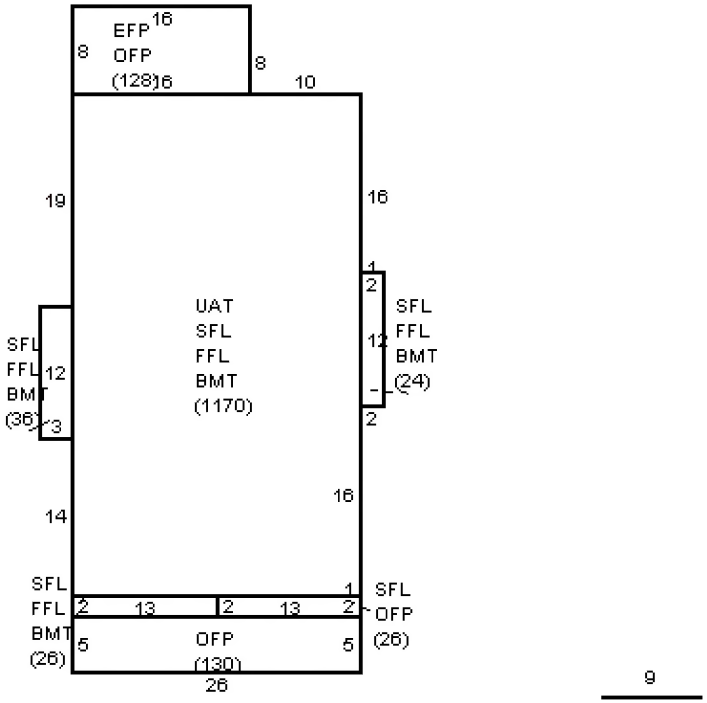
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.52
Special Features:	0	Val/Su Net:	106.65
Final Total:	479800	Val/Su SzAd	189.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,282	189.520	242,959
BMT	Basement	1,256	56.850	71,409
FFL	First Floor	1,256	189.520	238,031
UAT	Upper Attic	293	98.550	28,825
OFP	Open Porch	284	22.080	6,271
EFP	Enclos Porch	128	48.000	6,144

Net Sketched Area:	4,499			Total:	593,639
Size Ad	2538	Gross Area	5376	FinArea	2655

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	FR	1915	21.27	T	50	104			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200